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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE AND GREEN BUFFER ZONE TO INDUSTRIAL USE ZONE IN PATANCHERUVU (V&M), MEDAK DISTRICT.

[G.O.Ms. No. 131, Municipal Administration and Urban Development, 20th March, 2010.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified extensive modification to the Master Plan of HMDA area (excluding the Erstwhile MCH area and the newly Extended area of HMDA) as per G.O.Ms.No. 288, MA & UD Department, dated 03-04-2008 for Non-Municipal area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 68, Part-I, dated 11-02-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 650 (P), 650/1, 2, 3, 653 (P), 654 (P), 657 (P), 665 (P) of Patancheruvu (V&M), Medak District to an extent of 67,396 Sq.Mtrs. which is presently earmarked for Conservation Use Zone & Green Buffer Zone in the notified extensive modification to the Master Plan of HMDA area (excluding the Erstwhile MCH area and the newly Extended area of HMDA) - as per G.O.Ms.No. 288, MA & UD Department, dated 03-04-2008 Non-Municipal area is designated as Industrial Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.

4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. the owner / applicant shall maintain 100 feet buffer all along the boundary in addition to setbacks.

SCHEDULE OF BOUNDARIES

NORTH : Factory of Asian Paints, Sy.Nos. 654 (P), 656 (P), 665 (P)

SOUTH : Open Space : Sy.Nos. 652 (P), 650 (P), 645 (P), 644 (P)

EAST : Open Space : Sy.No. 658 (P)

WEST : Open Space : Sy.Nos. 653 (P), 652 (P), 665 (P).

T.S. APPA RAO,
Principal Secretary to Government.

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